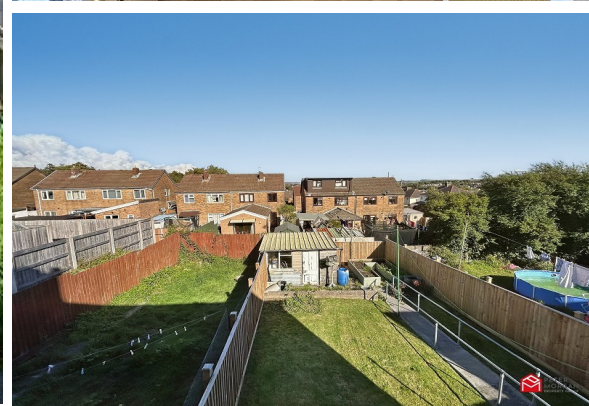


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



27 Pen Y Bryn, Cefn Glas, Bridgend, Bridgend County. CF31 4DW



£155,000

Main Features

- Two double bedroom semi detached
- Driveway parking
- Front & rear gardens
- Situated away from passing traffic in a highly convenient location
- Lounge / dining room
- Two double bedrooms with fitted wardrobes
- Cavity block/brick constructed
- Combi gas central heating and uPVC double glazing
- Outbuilding & potential!
- Council Tax Band B. ER:D

General Information

TWO DOUBLE BEDROOM SEMI WITH DRIVEWAY PARKING, FRONT AND REAR GARDENS, OUTBUILDING & POTENTIAL!

Situated away from passing traffic in a highly convenient location for schools, shops & bus links. Approximately 1 mile from Bridgend Town Centre and approximately 4 miles from the M4 at Junction 36. The Heritage Coastline is within approximately 6 miles at Ogmore By Sea.

This home has internal accommodation comprising ground floor hallway, lounge/dining room, kitchen, side entrance with utility room. First floor landing, modern bathroom & two double bedrooms with fitted wardrobes.

Externally there are lawned gardens to front and rear. Driveway parking & block built outbuilding.

The property benefits from Combi gas central heating & fitted blinds.

GROUND FLOOR

Hallway

uPVC double glazed front door. Carpeted staircase to first floor. Radiator. Fitted carpet. Wall mounted gas central heating thermostat. Access to lounge and

Kitchen

uPVC double glazed window to rear. Roller blind. uPVC double glazed door to side. A range of wall mounted and base units. Stainless steel sink unit. Electric cooker point. Radiator. Under stairs store cupboard. Cushion flooring.

Lounge/Dining Room

Double aspect room with uPVC double glazed windows to front and rear. Fitted vertical blinds. Two radiators. Living flame coal effect gas fire set on marble fireplace with marble hearth. Fitted carpet. TV, telephone and Internet connection points. Picture rails.

Side Driveway/ Garden

uPVC double glazed doors to front and rear gardens. Doorway to

Store/Utility Room

Window to rear. Plumbed for washing machine. Stainless steel sink unit. A variety of wall mounted and base units. Space for fridge/freezer and tumble dryer. Cushioned flooring. Electric light and power points.

FIRST FLOOR

Landing

uPVC double glazed window to side. Roller blind. Fitted carpet. Attic entrance with pull down ladder to boarded loft space with light.

Bathroom

uPVC double glazed window to rear. Roller blind. Fitted three-piece bathroom suite in White comprising close couple WC, pushbutton flush, hand wash basin set in vanity unit with monobloc tap & panel bath with overhead electric shower. Fully tiled walls. Non slip vinyl flooring. Chrome heated towel rail.

Bedroom 1

uPVC double glazed window with vertical blind to front. Radiator. Fitted wardrobes. Airing cupboard housing wall mounted Combi gas central heating boiler hanging rail, shelf and light.

Bedroom 2

uPVC double glazed window to rear. Vertical blind. Radiator. Fitted wardrobes. Carpet. Built-in storage cupboard.

EXTERIOR

Front Garden

Laid to lawn. Driveway parking. Access to front and side entrance doors.

Rear Garden

Laid with lawns, central concrete pathway with handrails. Water tap. Security floodlight. Wood fenced perimeter. Raised vegetable beds.

Brick Built Outbuilding

Three windows and door. Block built. Metal corrugated roof. Electric. Light.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

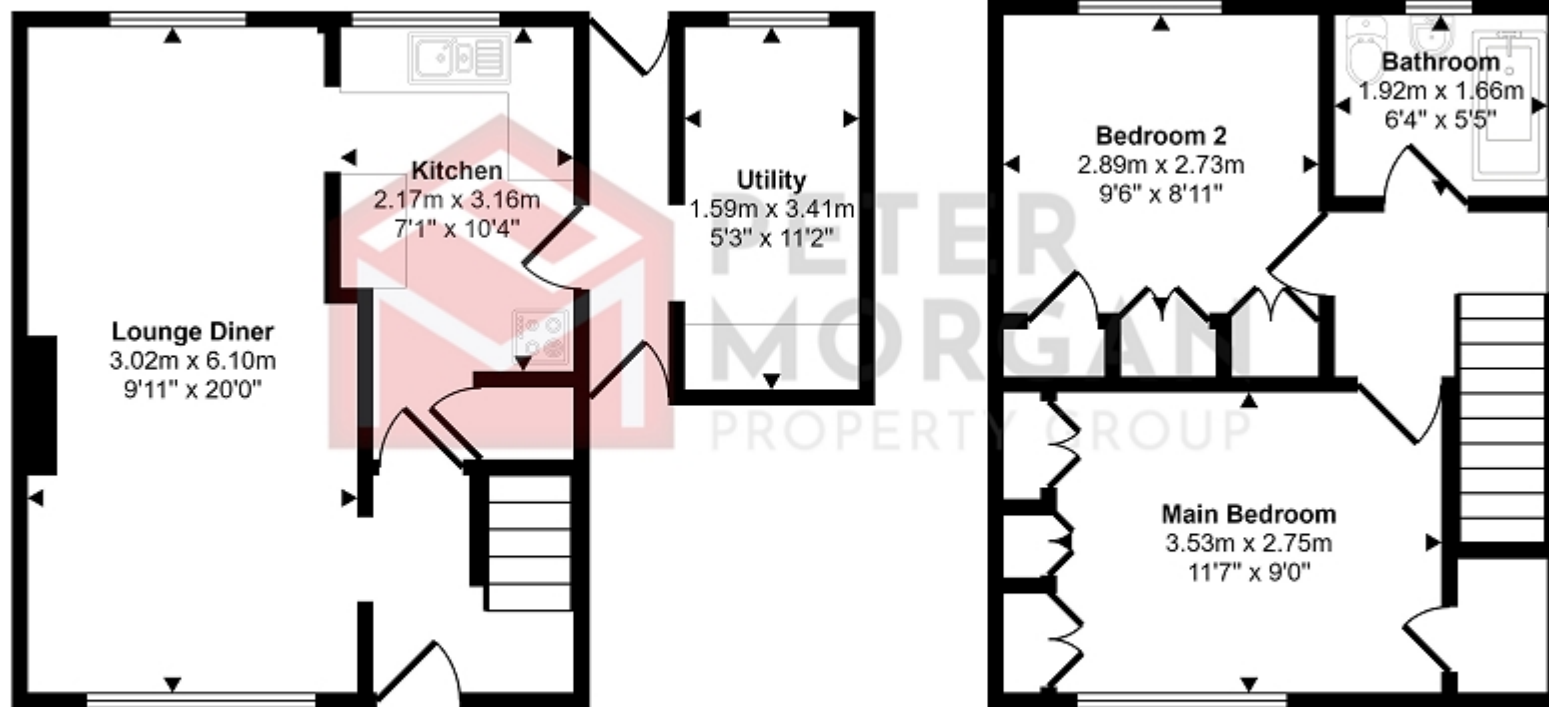
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 31 sq m / 333 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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